# IN THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA,	)
Plaintiff,	) )
v.	
APPROXIMATELY 18 ACRES OF LAND, MORE OR LESS, OF THE JACKSON CERAMIX SUPERFUND SITE, ADJOINING: CLEARFIELD COUNTY, PENNSYLVANIA PARCEL NOS. A02-34, A02-42, A02-64 AND JEFFERSON COUNTY, PENNSYLVANIA PARCEL NO. 10-001-0301G, <i>IN REM</i> ,	,
Defendant.	) ) )

# **DECLARATION OF RAYMOND I. WENDEKIER**

- I, Raymond I. Wendekier, do hereby make the following declarations:
- 1. I am currently employed by M.V.P. Abstracting, Inc., a Pennsylvania-based company, as an owner/president. I have been employed in my current position since December 1990.
- 2. I was trained by my father, Raymond J. Wendekier, Esquire, and have examined titles for real estate since December 1990, for many reputable title insurance companies, such as, First American Title Insurance Company, Old Republic Title Insurance Company, as well as settlement companies and attorneys in Cambria County and surrounding counties.
- 3. On August 8, 2023, I was tasked by Mr. Cory Stump, General Manager for Universal Settlement Services of PA, LLC, with examining the records of the Jefferson County, Pennsylvania, Recorder of Deeds Office with respect to a parcel of land ("Property") that is

without a parcel number and is bounded on the West by Jefferson County Tax Map No. 10-001-0301G, partially bounded on the Southeast by Clearfield County Tax Map No. 1280-A02-000-00042, bounded on the East by Clearfield County Tax Map No. 1280A0200000034, and bounded on the North by Clearfield County Tax Map No. 1280A0200000064. A GIS image of the Property that was provided to me is included as Attachment 1.

- 4. I believe I have identified the Property depicted in Attachment 1 and its last recorded owner, the Reynoldsville and Falls Creek Railroad Company, who acquired the Property from Maggie M. Whitehill and David S. Whitehill, her husband, by deed dated December 24, 1888, and recorded in Jefferson County Deed Book Volume 55, Page 659 ("Deed").
- 5. The Deed describes a parcel situated in Jefferson County said to contain eight (8) acres more or less. My report is attached as Attachment 2.
- 6. I have been made aware that Geographic Information Systems (GIS) maps depict the Property as being approximately eighteen (18) acres, larger than eight (8) acres described in the Deed. It does not appear that the parcel identified in the Deed was described with a survey at the time of the Deed's recording in 1888.
- 7. It was a common practice in the rural areas of Pennsylvania in the 1800s to use adjoining land owners, witness trees, set stones, creek beds, and other types of permanent monuments to describe the boundaries of properties.
- 8. What I have found in my thirty-three (33) years in this profession, is that years later when surveyed, properties like this Property, can turn out to be significantly more or less land than what the grantor thought it contained.
  - 9. Based on my experience, there are factors to take into consideration for this

happening. One significant factor could be the topography of the land, such as mountains, hills

and creek beds, that when surveyed on paper (flat surface) can result in changes when doing an

actual field survey. Another factor to take into consideration is that geographic features, such as

banks of the creeks, can change over time because of the flow of water, floods, etc.

10. It is reasonable to assume that if a field survey were performed, this Property may

be determined to be larger than eight acres or smaller than eight acres.

11. Additionally, county tax maps and GIS maps are not actual field surveys and

cannot be relied upon for accuracy as to the boundary lines and the quantity of land. A field

survey is the most reliable mechanism to identify precise parcel boundaries and measurements.

I declare under penalty of perjury that the foregoing is true and correct.

Raymond I. Wendekier

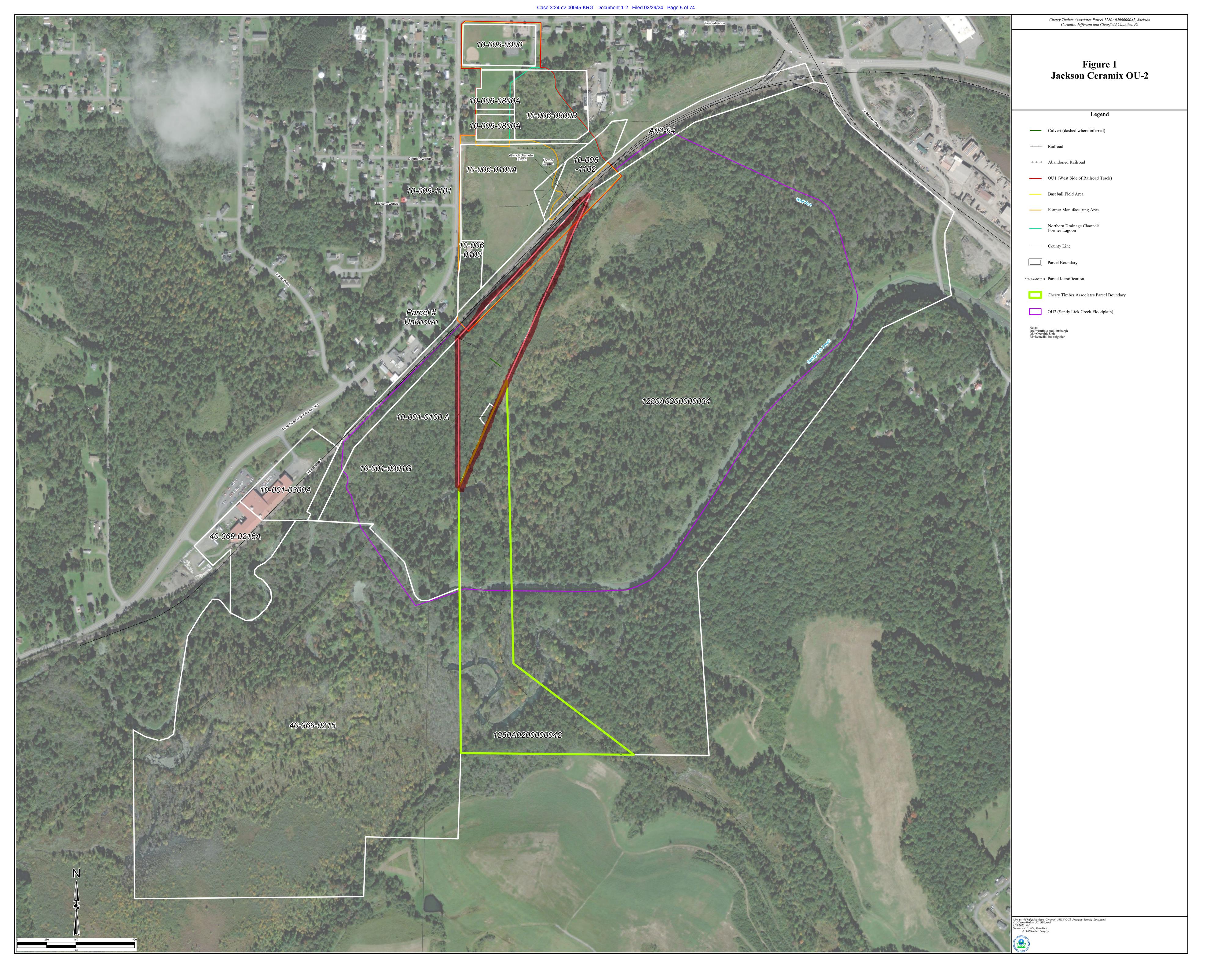
Owner/President

M.V.P. Abstracting, Inc.

Date: 2/3/2024

3

# **Attachment 1**



# Attachment 2

# M V P Abstracting, Inc. 306 Magee Ave Patton, PA 16668 Telephone (814) 880-4387 Email rwendekier@gmail.com

September 25, 2023

Cory Stump, General Manager Universal Settlement Services of PA, LLC 1423 N. Atherton Street, Upper Level State College, PA 16803

RE: Jefferson County, Pennsylvania - Unknown Parcel Cory,

I have completed an examination of the records of the Jefferson County, Pennsylvania, Recorder of Deeds Office, with respect to a parcel of land that is unknown.

The subject parcel is bounded on the West by Jefferson County Tax Map No. 10-001-0301G, currently assessed to Alan E. Moore, and described as Tract Number 2 in Jefferson County Record Book Volume 594, Page 384. The legal description for this parcel references a survey prepared by Lional Alexander, Professional Land Surveyor, of Alexander & Associates Inc., dated September 10, 1996, revised on September 11, 1996. This survey is recorded in the prior deed in the chain of title for this parcel in Jefferson County Record Book Volume 80, Page 378. I have included copies of both deeds for your review.

The survey included in Jefferson County Record Book Volume 80, Page 378, shows N/F Alexander Deemer Estate to the East, where the subject Unknown parcel is located on the Jefferson County GIS Map. After an examination of the records within the Jefferson County, Pennsylvania Recorder of Deeds, I have determined that Alexander Deemer did not own the parcel as shown on the survey, where that subject Unknown parcel is located.

The subject parcel is partially bounded on the Southeast by Clearfield County Tax Map No. 1280-A02-000-00042, currently assessed to Cherry Timber Associates, Inc., and described is described as Parcel No. 20 in Clearfield County Record Book Volume 1260, Page 338.

# Page 2 Universal Settlement Services of PA, LLC September 25, 2023

The description for Parcel No. 20 in Clearfield County Record Book Volume 1260, Page 338, describes a parcel bounded on the North by the Jefferson County Line, bounded on the East by Robertson, bounded on the South by Robertson, and bounded on the West by the Jefferson County.

I have determined that no portion of this property was ever assessed or located in Jefferson County, Pennsylvania.

The subject parcel is partially bounded on the Southeast by Clearfield County Tax Map No. 1280-A02-000-00034, currently assessed to Carolyn C. Robertson, and is combination of the parcels described as Parcel No. 1, Parcel No. 2 and Parcel No. 3 in Clearfield County Instrument #199917497, title to which is vested in Timothy B. Robertson, SR. and Carolyn Robertson, husband and wife.

Parcel No. 3 in Clearfield County Instrument #199917497, describes a parcel bounded on the North by lands now or formerly of Falls Creek Borough and the Baum-Mason Tract, on the East by lands now or formerly constituting Tract 2009, on the South by lands now or formerly of W. A. Bell and the DuBois Land and Improvement Company, and on the West by land now or formerly of the R.F. and C. Railroad Company. Being known as Tract No. 13 in and within Sandy Township.

The subject parcel is bounded on the North by the Pittsburgh and Shawmut Railroad, Inc., described in Jefferson County Record Book Volume 66, Page 556, and designated as Jefferson County - Mountain Laurel Railroad Company on Exhibit A - Page 2 of 8. This was originally conveyed by Maggie M. Whitehill and David C. Whitehill, her husband, to the Reynoldsville and Falls Creek Railroad Company in Jefferson County Deed Book Volume 58, Page 15.

# Page 3 Universal Settlement Services of PA, LLC September 25, 2023

Maggie M. Whitehill and David S. Whitehill, her husband, parties of the first part, conveyed to The Reynoldsville and Falls Creek Railroad Company, party of the second part, by deed dated, December 24, 1888, and recorded on January 31, 1889 in Jefferson County Deed Book Volume 55, Page 659, parcel situate in the Township of Washington, County of Jefferson and State of Pennsylvania, said to contain eight (8) acres more or less.

It is stated that the property described in Jefferson County Deed Book Volume 55, Page 659 is bounded on the North by the Right of Way of the Reynoldsville and Falls Creek Railroad, on the South and West by Sandy Lick Creek and on the East by Warrant No. 13.

Warrant No. 13 or Tract No. 13 is a portion of the property currently assessed to Carolyn C. Robertson, known as Clearfield County Tax Map No. 1280-A02-000-00034 as referenced above.

I have concluded that the legal description contained in Jefferson County Deed Book Volume 55, Page 659 describes the subject Unknown parcel.

I did not find a deed wherein, The Reynoldsville and Falls Creek Railroad Company, conveyed the subject real estate as described in Jefferson County Deed Book Volume 55, Page 659.

Should you have any questions, please feel free to call.

MILLE

Cordially

9/25/23, 4:10 PM



# Jefferson County, Pennsylvania

Assessment - Real Estate

Log Off

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9/25/2023 - 4:10 PM

,,20,2020
Functions
ENTER
EXIT
TAX HISTORY
IMAGES
SALES HISTORY
BACK

Assessment - Real Estate - Inquiry		
Control Number: 010 003224  Map Number: 10-001-0301 G  Old Reference:	FALLS CREEK BOROUGH DUBOIS AREA SCHOOL DISTRIC	

Grantor:	MOORE ALBERT E & PATRICIA L	Instrument Number:	2011	4 <b>54</b> 6
Grantee 1:	MOORE ALAN E	Land Use Code:	Α	0
Grantee 2:		Consideration:		
Address:	1459 TREASURE LAKE	Sale Date:	09/	27/2011
	DU BOIS PA 15801	Deed Book/Page:	0594	0483
		Taxable/Exempt:	TA	XABLE
		Clean&Green?		
Situs Desc:		Acreage:	i u	20.700
Property Desc			•	

ASSESSMENT	Current	Last Billing
Preferred Land:	0	0
Land:	11,870	11,870
Improvement:	0	0
Mineral:	0	0
Total:	11,870	11,870

JEFFERSON COUNTY, PA ENTERED OF RECORD DIANE MAIHLE KIEHL RECORDER

2011 SEP 27 AM 9: 53

# THIS DEED

made and entered into as of the 19<sup>th</sup> day of September, in the year two thousand and eleven (2011), by and between ALBERT E. MOORE and PATRICIA L. MOORE, his wife, of Washington Township, Jefferson County, Pennsylvania, GRANTORS,

A N D

ALAN E. MOORE, married, of DuBois, Clearfield County, Pennsylvania, GRANTEE.

WITNESSETH, that in consideration of the sum of One and 00/100 Dollars (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, ALL those certain tracts of land situate, lying and being in the Borough of Falls Creek, Jefferson County, Pennsylvania, bounded and described as follows:

# TRACT NUMBER 1:

BEGINNING at a point at the Northeast corner of the parcel herein described, said point being at the intersection of the Southwestern boundary line of lands formerly of Frank Simpkins et ux., now Albert E. Moore et ux., the Grantees herein, and the Northwestern right of way of Conrail; thence North 47° 30' West along lands formerly of Frank Simpkins et ux., now Albert Moore et ux., a distance of 195 feet, more or less, to a point on the Southern right of way line of Pennsylvania Traffic Highway Route 950; thence in a Southwesterly direction along the right of way of Pennsylvania Traffic Highway Route 950, a distance of 390 feet, more or less, to a point in line of lands formerly of Cresent Brick Co., now of Jefferson County Development Council; thence South 46° 32' East along lands of Jefferson County Development Council, a distance of 130 feet, more or less, to a point; thence South 51° 29' East again along lands of Jefferson County Development Council, a distance of 150.37 feet to a point on the Northwestern right of way line of Conrail; thence North 42° 30' East along said right of way, a distance of 371.78 feet to a point, the place of beginning; CONTAINING 2 acres, more or less, and being Tract Number 1 as set forth in a plat of survey prepared by Lional Alexander, Professional Land Surveyor, of Alexander & Associates Inc., dated September 10, 1996, revised on September 11, 1996.

Being identified on the Jefferson County Tax Assessment Maps as Parcel Number 10-001-0201.

# TRACT NUMBER 2:

BEGINNING at a point at the Southwest corner of the tract of land herein conveyed, said point being on the Eastern right of way line of B & P Railroad; thence North 42° 47' East along said right of way of B & P Railroad, a distance of 1,153.05 feet to a point; thence North 42° 30' East along the same right of way of B & P Railroad, a distance of 1,248.91 feet to an iron pipe, said iron pipe being located at the Northwest corner of the tract of land herein conveyed; thence along lands of Alexander Deemer Estate, South 00° 39' West, a distance of 524.28 feet to an iron pipe; thence South 20° 22' West along said lands of Alexander Deemer Estate, a distance of 371.42 feet to an iron pipe; thence South 35° 52' West along "old" abandoned railroad, a distance of 840.91 feet to an iron pipe located along Sandy Lick Creek; thence along Sandy Lick Creek, the following courses and distances: North 50° 42' West, a distance of 36.72 feet to a point; North 82° 42' West, a distance of 41.41 feet to a point; South 77° 17' West, a distance of 43.60 feet to a point; South 60° 37' West, a distance of 99.81 feet to a point; South 32° 24' West, a distance of 106.62 feet to a point; South 31° 10' West, a distance of 122.69 feet to a point; South 39° 54' West, a distance of 103.52 feet to a point; South 84° 40' West, a distance of 36.63 feet to a point; North 34° 01' West, a distance of 55.96 feet to a point; North 02° 24' East, a distance of 106.16 feet to a point; North 08° 07' West, a distance of 121.89 feet to a point; North 16° 05' West, a distance of 66.78 feet to a point; North 59° 46' West, a distance of 71.56 feet to a point; South 83° 50' West, a distance of 84.58 feet to a point; South 55° 35' West, a distance of 40.92 feet to a point; South 33° 50' West, a distance of 184.40 feet to a point; South 37° 26' West, a distance of 135.03 feet to a point; South 56° 47' West, a distance of 126.34 feet to a point; South 46° 04' West, a distance of 27.07 feet to a point; thence North 02° 00' West, a distance of 31.49 feet to a point; thence South 52° 30' West, a distance of 30.00 feet to a point; thence North 00° 17' East, a distance of 88.95 feet to a point, the place of beginning; CONTAINING 20.7 acres, and being Tract Number 2 as set forth in a plat of survey prepared by Lional Alexander, Professional Land Surveyor, of Alexander & Associates Inc., dated September 10, 1996, revised on September 11, 1996.,

Being identified on the Jefferson County Tax Assessment Maps as Parcel Number 10-001-0301 G.

BEING the same tracts of land that were granted and conveyed by Marjorie H. Goss, widow, et al., to Albert E. Moore and Patricia L. Moore, his wife, by Deed dated January 14, 1997, and recorded in the Office of the Recorder of Deeds for Jefferson County, Pennsylvania, in Record Book 80, page 378.

## NOTICE

To comply with the Act of July 17, 1957, P. L. 984 as amended by Act 255 of 1964 (52 P. S. Section 1551 - 1554) notice is hereby given as follows:

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

GRANTORS HAVE NO ACTUAL KNOWLEDGE OF ANY HAZARDOUS WASTE, DEFINED IN ACT NO. 1980-97 OF THE COMMONWEALTH OF PENNSYLVANIA, HAVING BEEN OR WHICH IS PRESENTLY BEING DISPOSED ON OR ABOUT THE PROPERTY DESCRIBED IN THIS DEED.

To comply with the Pennsylvania Realty Transfer Tax Act, it is hereby certified that the within transaction is between grandparents to grandson and is therefore exempt from tax.

And the said Grantors will Specially Warrant the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals as of the day and year first above written.

Albert E. Moore

Parricia L. Moore

Ca	se 3:24-0	cv-00045-KRG	Document 1-2	Filed 02/29/24	Page 14 of 7	74
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COMMONWEALTH OF PENNSYLVANIA,

COUNTY OF JEFFERSON,

On this, the and day of September, 2011, before me, the undersigned officer, personally appeared Albert E. Moore and Patricia L. Moore, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Sandra L. Reitz, Notary Public Brookville Boro, Jefferson County
My Commission Expires Jan. 39, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Prepared by:

DENNISON, DENNISON & HARPER 293 Main Street Brookville, PA 15825

made and entered into as of the 14th day of January, in the year made and entered into as or the 14th day of January, in the year nineteen hundred and ninety-seven (1997), by and between MARJORIE H. GOSS, widow, of Sandy Township, Clearfield County, Pennsylvania; and MARJORIE H. GOSS, Administratrix, c.t.a under the Last Will and Testament of WILLIAM T. GOSS, JR., late of the Borough of Falls Creek, Jefferson County, Pennsylvania, GRANTORS,

ALBERT E. MOORE and PATRICIA L. MOORE, husband and wife, of R. D. #1, Reynoldsville, Jefferson County, Pennsylvania, as tenants by the entireties, GRANTEES.

WITNESSETH, that in consideration of the sum of Ten Thousand and 00/100 Dollars (\$10,000.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees,

ALL those certain tracts of land situate, lying and being in the Borough of Falls Creek, Jefferson County, Pennsylvania, bounded and described as follows:

### TRACT NUMBER 1:

BEGINNING at a point at the Northeast corner of the parcel herein described, said point being at the intersection of the Southwestern boundary line of lands for-merly of Frank Simpkins et ux., now Albert E. Moore et ux., the Grantees herein, and the Northwestern right of way of Conrail; thence North 47° 30' West along lands formerly of Frank Simpkins et ux., now Albert Moore et rormerly of Frank Simpkins et ux., now Albert Moore et ux., a distance of 195 feet, more or less, to a point on the Southern right of way line of Pennsylvania Traffic Highway Route 950; thence in a Southwesterly direction along the right of way of Pennsylvania Traffic Highway Route 950, a distance of 390 feet, more or less, to a point in line of lands formerly of Cresent Brick Co., nowen of Jefferson County Development Council; thence South 46° 00 32' East along lands of Jefferson County Development Council, a distance of 130 feet, more or less, to a point; thence South 51' 29' East again along lands of Jefferson County Development Council, a distance of

150.37 feet to a point on the Northwestern right of way line of Conrail; thence North 42° 30' East along said right of way, a distance of 371.78 feet to a point, the place of beginning; CONTAINING 2 acres, more or less, and being Tract Number 1 as set forth in a plat of survey prepared by Lional Alexander, Professional Land Surveyor, of Alexander & Associates Inc., dated September 10, 1996, Revised on September 11, 1996, which is attached hereto and made part hereof.

## TRACT NUMBER 2:

BEGINNING at a point at the Southwest corner of the tract of land herein conveyed, said point being on the Eastern right of way line of B & P Railroad; thence North 42' 47' East along said right of way of B & P Railroad, a distance of 1,153.05 feet to a point; thence North 42' 30' East along the same right of way of B & P Railroad, a distance of 1,248.91 feet to an iron pipe, said iron pipe being located at the Northwest corner of the tract of land herein conveyed; thence along lands of Alexander Deemer Estate, South 00° 39' West, a distance of 524.28 feet to an iron pipe; thence South 20° 22' West along said lands of Alexander Deemer Estate, a distance of 371.42 feet to an iron pipe; thence South 35' 52' West along "old" abandoned railroad, a distance of 840.91 feet to an iron pipe located along Sandy Lick Creek; thence along Sandy Lick Creek, the following courses and distances: North 50° 42' West, a distance of 36.72 feet to a point; North 82° 42' West, a distance of 41.41 feet to a point; South 77° 17' West, a distance of 43.60 feet to a point; South 60° 37' West, a distance of 99.81 feet to a point; South 32' 24' West, a distance of 106.62 feet to a point; South 31' 10' West, a distance of 122.69 feet to a point; South 39° 54' West, a distance of 103.52 feet to a point; South 84' 40' West, a distance of 36.63 feet to a point; North 34° 01' West, a distance of 55.96 feet to a point; North 02' 24' East, a distance of 106.16 feet to a point; North 08° 07' West, a distance of 121.89 feet to a point; North 16° 05' West, a distance of 66.78 feet to a point; North 59° 46' West, a distance of 71.56 feet to a point; South 83° 50' West, a distance of 84.58 feet to a point; South 55° 35' West, a distance of 84.58 feet to a point; South 55° 35' West, a distance of 40.92 feet to a point; South 33° 50' West, a distance of 184.40 feet to a point; South 37° 26' West, a distance of 135.03 feet to a point; South 56' 47' West, a distance of 126.34 feet to

a point; South 46° 04' West, a distance of 27.07 feet to a point; thence North 02° 00' West, a distance of 31.49 feet to a point; thence South 52° 30' West, a distance of 30.00 feet to a point; thence North 00° 17' East, a distance of 88.95 feet to a point, the place of beginning CONTAINING 20.7 acres, and being Tract Number 2 as set forth in a plat of survey prepared by Lional Alexander, Professional Land Surveyor, of Alexander & Associates Inc., dated September 10, 1996, Revised on September 11, 1996, which is attached hereto and made part hereof.

The above two described tracts of land are parts of a larger tract of land in which title vested in Marjorie H. Goss as follows:

- (a) Deed of A. H. Reitz, widow, to William T. Goss, Jr., dated December 13, 1956, and recorded in the Office of the Recorder of Deeds for Jefferson County, Pennsylvania, in Deed Book 323, page 376;
- (b) Quitclaim Deed from Thomas E. H. Reitz, sole surviving heir of J. S. Reitz and A. H. Reitz, to Marjorie H. Goss, dated March 23, 1982, and recorded as aforesaid in Deed Book 478, page 1126;
- (c) Order of the Court of Common Pleas of Jefferson County, Pennsylvania, at Number 188 of 1982 in a Quiet Title Action by Marjorie H. Goss, as Plaintiff vs. David Whitehill et al., as Defendants, a copy of which is recorded as aforesaid in Deed Book 478, page 1129.

The said William T. Goss died testate on January 3, 1962, and by his Last Will and Testament which was duly probated and filed in the Office of the Register of Wills for Jefferson County, Pennsylvania, in Will Book 16, page 363, he devised his residuary estate, of which the above was a part, to Marjorie H. Goss, his wife. Letters of Administration, c.t.a., were granted to Marjorie H. Goss, one of the Grantors herein, by the Register of Wills of Jefferson County, Pennsylvania, on January 12, 1962.

## NOTICE

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To comply with the Pennsylvania Realty Transfer Tax Act, it is hereby certified that the full, true and complete value of the above described premises is \$10,000.00.

AND, Marjorie H. Goss, Administratrix, c.t.a under the Last Will and Testament of William T. Goss, deceased, one of the Grantors aforesaid, for herself, her respective heirs and assigns, does covenant, promise and agree to and with the said Albert E. Moore and Patricia L. Moore, their heirs and assigns, by these presents, that she, Marjorie H. Goss, Administratrix as aforesaid, has not heretofore done or committed any act, matter or thing whatsoever whereby the premises hereby granted, or any part hereof, is, are, or shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

And the said Marjorie H. Goss will Generally Warrant the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals as of the day and year first above written.

Marjorie H. Goss (SEAL)

Marjorie H. Goss, Administratrix, c.t.a. under the Last Will and Testament of William T. Goss Co

I hereby certify the precise residence of the within named Grantees to be: R. D. #1, Reynoldsville, PA 15851.

Attorney for Grantees

662 B

# NOTICE

In accordance with the previsions of "The Bitumineus Mine Subsidence and Land Conservation Act of 1986", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further cortify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

JEFferson County
Instrume

Receipt

Receipt

Receipt

Reserved

Rearket 1997-000206

Book 88

Rearket 1997-000206

BOOK 88

Rearket 1998-000208

Rearket 1998-000208

Rearket 1998-000208

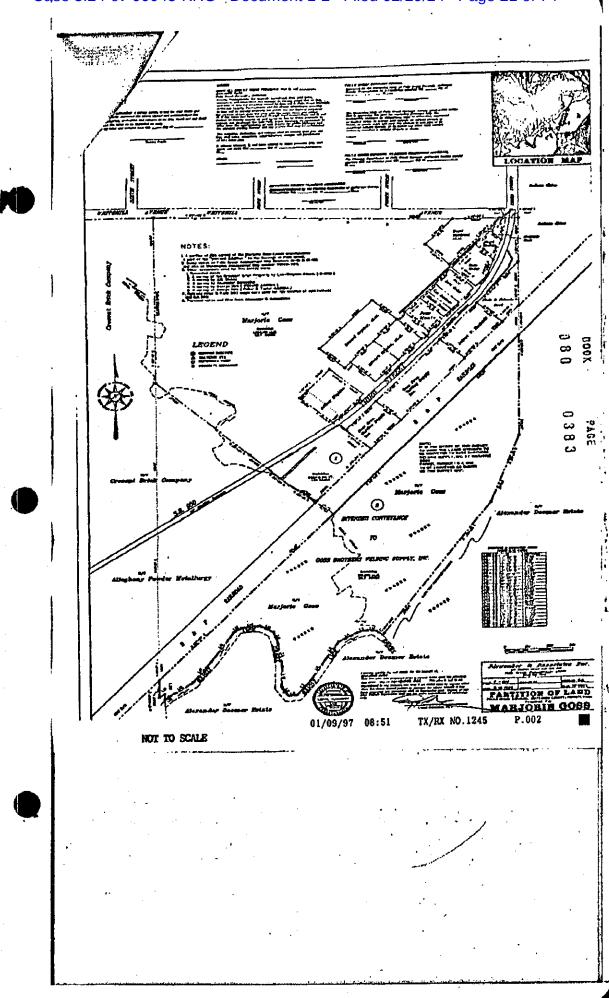
Rearket 1998-000208

Received

Total Received

:

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COMMONWEALTH OF PENNSYLVANIA,

COUNTY OF Jeffeara

On this, the \_\_\_\_\_day of January, 1997, before me, the undersigned officer, personally appeared Marjorie H. Goss, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the care for the numbers therein contained the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official

seal.

Notary Public

**NOTARIAL SEAL** JAMES G. COWAN, Nothry Public. Reynoldsville, Jefferson Co., PA My Commission Expires April 12, 1927

COMMONWEALTH OF PENNSYLVANIA,

COUNTY OF SEFFACES.

on this, the /5th day of January, 1997, before me, the undersigned officer, personally appeared Marjorie H. Goss, Administratrix, c.t.a. under the Last Will and Testament of William T. Goss, deceased, known to me (or satisfactorily proven) to be the person described in the foregoing instrument and acknowledged that comparing the executed the same in the capacity therein stated and for the control of the cont she executed the same in the capacity therein stated and for the co purposes therein contained.

In Witness Whereof, I hereunto set my hand and official

seal.

Notary Public

NOTARIAL SEAL AAMES G. COWAN, KINDY PORTS ROTTLICOVAL, JURISEL CO., PA

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My Commission Expect April 12, 1997

# Clearfield County Property Tax Inquiry

Control Number 128048716	Site Address SLAB RUN RD DU BOIS, PA 15801	Owner Name & Address  CHERRY TIMBER ASSOCIATES, INC  C/O CHAGRIN LAND LIMITED PARTNERSHIP		
Atternate Map Number 1280A0200000042		30799 PINETREE RD #434 PEPPER PIKE, OH, 44124		
Tax Year 2023 (Payable 2024) 🕶				
Property Class 09 - Clean and Green	<b>Tax Code</b> 1280	Tax Status Taxable		
Map Number A02-000-00042	Legal Description 26.42 A			

# Disclaimer

The Clearfield County Assessment Office presents the information on this web site as a service to the public. While every effort has been made to ensure the accuracy of this information, no person or entity, including Clearfield County, the Assessment Office, the Tax Collections Office, or staff, shall have any responsibility for any inaccuracies or omissions in the data at this site or at other sites to which we link.

Use of this site is an acknowledgement of this disclaimer.

Penna. Quit-Claim Deed

# THIS INDENTURE

MADE the 21st day of December in the year nineteen hundred and eighty-eight (1988)

BETWEEN GREEN GLEN CORPORATION, a Pennsylvania business corporation of Sandy Township, DuBois, Clearfield County, Pennsylvania, Party of the First Part,

and

CHERRY TIMBER ASSOCIATES, INC., a business corporation with a mailing address at Russel Street, Endeavor, Pennsylvania 16322, Party of the Second Part,

ALL those certain parcels of real estate located in Clearfield County, Pennsylvania as follows:

PARCEL NO. 1: All that certain parcel of real estate located in Pike Township, Clearfield County, Pennsylvania,

BOUNDED on the North by lands of Anderson and Hartshorn Run; BOUNDED on the East by lands of Buskey & Mainey; BOUNDED on the South by lands of McBride, Bailey, Bailor, and Baughman, and BOUNDED on the East by other lands of the Grantor and being identified as Clearfield County Map Parcel No. 126-H8-15;

PARCEL NO. 2: All that certain parcel of real estate located in Union Township, Clearfield County, Pennsylvania,

BOUNDED on the North by Township Road T360; BOUNDED on the East by lands of Robinson; BOUNDED on the South by B&O Railroad; ENTE 3 3 4 /V/ ENTE 3 3 4 /V/ BY 40 at 1 1 PENAL A PEES 27 5 0 VCORDO

with deal recorded in Good + Decarts Boot 1040, page 280

BOUNDED on the West by lands of Shubert; Further described as Clearfield County Tax Map Parcel No. 129-E7-41;

PARCEL NO. 3: All that certain parcel of real estate located in Bloom Township, Clearfield County, Pennsylvania,

BOUNDED on the North and East by the Baltimore & Ohio Railroad;
BOUNDED on the South by lands of James M. Edwards Estate;
BOUNDED on the East by lands of Walker and the Haupt heirs;
Being identified as Clearfield County Tax Map Parcel No. 104-F8-11.

PARCEL NO. 4: All that certain parcel of real estate located in Union Township,

BOUNDED on the North by lands of Pentz, et al; BOUNDED on the East by lands of Miller and Haupt; BOUNDED on the South by lands of Thomas; BOUNDED on the West by lands of Thomas; Being identified as Clearfield County Tax Map Parcel No. 129-E7-42.

PARCEL NO. 5: All that certain piece or parcel of real estate located in Union Township, Clearfield County, Pennsylvania,

BOUNDED on the North by State Game Lands No. 93; BOUNDED on the East by lands of the City of DuBois; BOUNDED on the South by lands of the City of DuBois; BOUNDED on the West by State Game Lands No. 93; Being further identified as Clearfield County Tax Map Parcel No. 129-F5-18.

PARCEL NO. 6: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by lands of McClintick;
BOUNDED on the East by Under Hill Mining Company and the
Commonwealth of Pennsylvania;
BOUNDED on the South by lands of the Commonwealth of
Pennsylvania and Green Glen Corporation;
Being identified as Clearfield County Tax Map Parcel No. 119-H1-51.

PARCEL NO. 7: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by lands of the New Shawmut Mining

ALTEAVIT NO. 16453

Company, the Commonwealth of Pennsylvania and lands of Scott;
BOUNDED on the East by small parcels, and the Village of Tyler;
BOUNDED on the South by lands of the Under Hill Coal Mining Company;
BOUNDED on the West by lands of Luchuck;
Being identified as Clearfield County Tax Map Parcel Nos. 119-H1-51, 119-H1-50 and 119-H1-49.

PARCEL NO. 8: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by Management of the State of the Stat

BOUNDED on the North by Mason;
BOUNDED on the East by lands of Wayne Cherry;
BOUNDED on the South by lands of Under Hill Coal
Mining Company;
BOUNDED on the West by the Village of Tylersmall tracts;
Being identified as Clearfield County Tax Map Parcel
No. 119-I-1-9.

PARCEL NO. 9: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by the Elk County border;
BOUNDED on the East by small tracts, Township Road 410 and
lands of Donahue;
BOUNDED on the South by Township Road 410 and PA Route
153;
BOUNDED on the West by lands of Hutchison;
Being identified as Clearfield County Tax Map Parcel No. 119-F1-2.

PARCEL NO. 10: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by the Elk County borderline;
BOUNDED on the East by Commonwealth of Pennsylvania,
Department of Forest & Waters;
BOUNDED on the South by lands of Bennett and PA Route
153;
BOUNDED on the West by lands of Donahue and Bodner;
Being identified as Clearfield County Tax Map Parcel No. 119-F1-5.

PARCEL NO. 11: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by lands of Milligan; BOUNDED on the East by lands of Wilson and Department of Forest & Waters; BOUNDED on the South by lands of Spicher; BOUNDED on the West by lands of Lewis & Milligan; Being located on Clearfield County Tax Map Parcel No. 119-E2 as a four (4) acre tract.

PARCEL NO. 12: All that certain parcel of real estate located in Sandy Township, Clearfield County, Pennysivania,

BOUNDED on the North by Township Road 408; BOUNDED on the East by the Huston Township border; BOUNDED on the South by lands of Maloney; BOUNDED on the West by lands of Maloney; Identified per Clearfield County Tax Map Parcel No. 128-E3.

PARCEL NO. 13: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by lands of Tinker & Hoyt; BOUNDED on the Southeast by Bennetts Branch Run; BOUNDED on the Southwest by lands of Harold Duttry; BOUNDED on the West by lands of Sadie Beer; Being identified as Clearfield County Tax Map Parcel No. 119-E3-33.

PARCEL NO. 14: All that certain piece or parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the Northwest by land of W. Dixon et al. and Harold Duttry;
BOUNDED on the East by other lands of the Green Glen Corporation;
BOUNDED on the South by the Huston Township boundary line and the Commonwealth of Pennsylvania Gamelands and being identified as Clearfield County Tax Map Parcel No. 119-E4-13.

PARCEL NO. 15: All that certain piece or parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the West by the Consolidated Rail Corporation; BOUNDED on the East by lands of Hopton; BOUNDED on the South by other lands of the Grantor; Being identified as Clearfield County Tax Map Parcel No. 119-G3-17. PARECEL NO. 16: All that certain piece or parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by lands of Bundy and Glen Irvan Corporation;
BOUNDED on the East by lands of Munn;
BOUNDED on the South by other lands of the Grantor;
BOUNDED on the West by lands of the Glen Irvan Corporation;
Being identified as Clearfield County Tax Map Parcel No. 119-G3-13.

PARCEL NO. 17: All that certain parcel of real estate located in Huston Township, Clearfield County, Pennsylvania,

BOUNDED on the North by the ConsolidatedRail Corporation; BOUNDED on the East by lands of Riccadona; BOUNDED on the South by Osceola Fire Brick Company and other lands of the Grantor; Being identified per Clearfield County Tax Map Parcel No. 119-G2.

PARCEL NO. 18: Any and all coal and other minerals, oil and gas together with ancillary and incidental rights possessed by Grantor in and to that certain parcel of real estate;

BOUNDED on the North by State Game lands No. 93; BOUNDED on the East by State Game lands No. 93; BOUNDED on the South by lands if McClinton and others; BOUNDED on the West by other lands of the Grantor which parcel is currently assessed to Haddie F. Westphal and being identified as Clearfield County Tax Map Parcel No. 119-E4-17,

PARCEL NO. 19: All rights to coal and other minerals, gas and oil and other hydrocarbons, and generally all subterranean mineral rights which may underlie any property situate in Clearfield County, Pennsylvania. It is the intention to convey to Grantee all of Grantor's rights unless specifically listed in Exceptions 1 through 8 set forth hereinafter.

PARCEL NO. 20: All that certain parcel of real estate located in Sandy Township, Clearfield County, Pennsylvania, bounded on the North by the Jefferson County line; bounded on the East by Robertson; bounded on the South by Robertson; bounded on the West by the Jefferson County line. Being identified per Clearfield County Tax Map Parcel No. 128-A-2-42.

PARCEL NO. 21: All right, title and interest to the Grantor in and to all real property owned by the Grantor in Clearfield County, Pennsylvania, including all rents, profits, issues, remainders and reverters.

EXCEPTING AND RESERVING unto the Green Glen Corporation, its successors or assigns, the following:

- Exception No. 1. Any and all properties owned by the Grantor in the City of DuBois;
- Exception No. 2. All property in Sandy Township which lies South of the Interstate's Right-of-Way, West of the Interchange of Route 255 and Interstate 80, North of Route 255, and East of the DuBois City line, the DuBois Country Club, and Township Road 399 i.e., the Clear Run Road, specifically identified as Clearfield County Tax Map Parcel No. 128 C3-7, 128 C3-9, 128 C3-10, 128 C3-11, 128 C3-29, and 128 C3-30. This is shown on the attached map as map parcels No. 20VL63, 16VL59, 17VL60, 18VL61, 19VL62 and 15VL59. There is excluded from this description a certain 32.9 acre tract which is described as follows:

BEGINNING at a point, said point being the northeast corner of this parcel in common with the corner of the Ramada Inn property on the southern right-of-way line of U. S. Interstate Route 80; thence along the property of Ramada Inn and United Electric Cooperative, Inc. South 15° 45' 44" West 381.38 feet to a point; thence South 26° 19' 10" East 637.07 feet along the United Electric Cooperative, Inc. property to a point; thence South 65° 42' 56" West 705.22 feet to a point; thence North 75° 14' 16" West 635.04 feet to a point; thence North 00° 43' 01" East 1,457.93 feet to a point on the Southern right-of way of U. S. Interstate Route 80; thence along said right-of-way line South 69° 41' 38" East a distance of 1,123.18 feet to the place of beginning.

- Exception No. 3. That land area and real estate located in Sandy
  Township lying between the Route 255 on the North and
  the Baltimore & Ohio Right-of-Way on the South, the
  Interstate 80 Right-of-Way on the West and the lands of
  Ringold Corporation, Christian, and other ownerships
  which lie to the East. This reserved parcel comprises a
  part of Clearfield County Tax Map Parcel No. 128-D4-84.
  This is shown on the attached map as map parcel
  20TL27.
- Exception No. 4. That tract of land in Sandy Township which is described as follows:

BEGINNING at the Intersection of the Interstate 80 Right-of-Way and the Intersection of PA Route 255;

THENCE along the Southerly line of the Interstate 80 Right-of-Way in an Easterly direction to a point at the Interstate 80 intersection with the B&O Railroad; THENCE in a Southwesterly direction along the B&O Railroad, crossing Township Road 372 to a point at lands of Owens; THENCE in a Southwesterly direction along lands of Owens and Gerald Tapper to the Southerly property line now or formerly of Tapper; THENCE in a Southeasterly direction along the Tapper's Southerly property line to a point at land now or formerly of Tail Twisters, Inc.; THENCE in a Southwesterly direction along lands now or formerly of Tail Twisters, Inc., Price and other properties, and continuing along the borderline of Green Glen Corporation and other properties to a point at its intersection with Legislative Route 17030; THENCE in a Westerly direction along Legislative Route 17030 to a point at lands of Heller; THENCE along lands of Heller and Beers in a Northerly direction to a point; THENCE continuing along the Northerly boundary line of Beers in a Westerly direction to a point at or near lands now or formerly of Smolukas; THENCE in a northerly direction along lands of Smolukas to a point at the intersection of the B&O Railroad Right-of-Way; THENCE in a Westerly direction along the Railroad Right-of-Way to a point at Shaffer Road; THENCE in a Northerly direction along Shaffer Road to the land of the DuBois Mall; THENCE along lands of the DuBols Mall and other tracis in an Easterly direction to a point; THENCE in a Northeasterly direction along the Western border of Green Glen lands to a point at the right-of-way of PA Route 255; THENCE in an Easterly direction along Route 255 to a point at its intersection of Interstate 80, being the place of beginning. Said tract comprises 490 acres more or less and is defined as Clearfield County Tax Map Parcel 128-C3-15, 16, 23, and also Clearfield County Tax Map Parcel No. 128-C4-72. This tract also includes that irregular shaped parcel of land which lies South of Township Road 372, and North of lands now or formerly of Tapper and East of other lands excepted herein. Being part of Clearfield County Tax Map Parcel No. 128-C3-31.

This is shown on the attached map as Parcels 13VL56, NN-M, 12VL55, 11VL54, 14VL57 and 8VL51. This Exception No. 4 is not intended to include a certain 4.3 acre tract more particularly described as follows:

BEGINNING at a point at the intersection of the southern right-of-way line of Chessie System and the western right of way line of Plat Road, Sandy Township Route 372; thence by the western right-of-way line of Sandy Township Route 372 and at all times 16.5 feet from the centerline of said road 75.0 feet, more or less, to a point on the right-of-way line of other lands of the Green Glen Corporation; thence by a line that right angles to the right-of-way line of the Chessle System and along the eastern line of this parcel in a southeasterly direction 175.5 feet, more or less, to a point at the southeast corner of this parcel; thence by a line parallel and approximately 235.5 feet from the southern right-of-way line of the Chessie System right-of-way and along other land of the Green Glen Corporation, 840 feet, more or less, to a point at the southwest corner of this parcel; thence still by lands of the Green Glen Corporation by a line that right angles to the last described line in a northwesterly direction 235.5 feet, more or less, to a point on the southern right-of-way line of the Chessie System; thence by the southern right-of-way line of the Chessie System in a northeasterly direction 800 feet more or less to a point at the intersection of the southern right-of-way line of the Chessie System and the western right-of-way line of Plat Road, Sandy Township Route 372, and the place of beginning.

- Exception No. 5. Clearfield County Tax Map Parcel No. 128-B3-30, being a 16 Acre parcel more or less presently used by the DuBois Riding Stable. This is shown on the attached map as 10VL53.
- Exception No. 6. All that certain tract of land situate in Sandy Township, Clearfield County, Pennsylvania, bounded on the North by Penn Gas & Water Co.; on the East by Recreation Land Corp. and Treasure Lake; on the South by Bolam, Moorehouse, Shaffer and others; on the West by State Game Lands 77, Hetrick, McAninch and others.

  Containing 250 acres, more or less and identified as Clearfield County Tax Map Parcel Nos. 128-B2-16, 128-B2-9 and 128-B3-16. This is shown on the attached map as 18TL25, 33TL40, 19T.26 and 3R6.
- Exception No. 7. All rights to coal and other minerals, gas and oil and

# Case 3:24-cv-00045-KRG Document 1-2 Filed 02/29/24 Page 32 of 74

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other hydrocarbons, and generally all subterranean mineral rights which may underlie any of the properties specifically excluded per this Quit-Claim Deed, and furthermore all of such rights to coal and other hard minerals, gas and oil and other hydrocarbons, and generally all subterranean mineral rights which underlie the Treasure Lake Sub-Division as now in existence which were conveyed to the developers of Treasure Lake by virtue of deeds from the Green Glen Corporation and John DuBois et ux, Specifically:

- (1) Green Glen Corporation Deed dated February 7, 1968, recorded in Clearfield County Deed Book 535, page 387 describing 7,027.77 acres;
- (2) A deed from John DuBois, Jr. et ux dated February 7, 1968, recorded in Clearfield County Deed Book 535, page 394 and describing 759 acres more or less.
- Exception No. 8. A 4.26 Acre tract located in Huston Township which is being deeded to the Sabula Fire Company by simultaneous deed herewith, which deed is not yet recorded.

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, its successors heirs and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hands and and seals the day and year first above wirtten.

Commonwealth of Pennsylvania

SS:

County of Jefferson

On this 21st day of December, 1988 before me a Notary Public came the above named President of the Green Glen Corporation and acknowledged the foregoing Indenture to be the act and deed, and desired the same to be recorded as such.

Witness my hand and official seal, the day and year aforesaid,

My Commission Expires

Prior - Point Elector ricky, Loury Priblic Reynoldsville Boro, Jeffegern County My Commission Repires Milety 25 1892 Member, Pennsylvania Association of Hotale

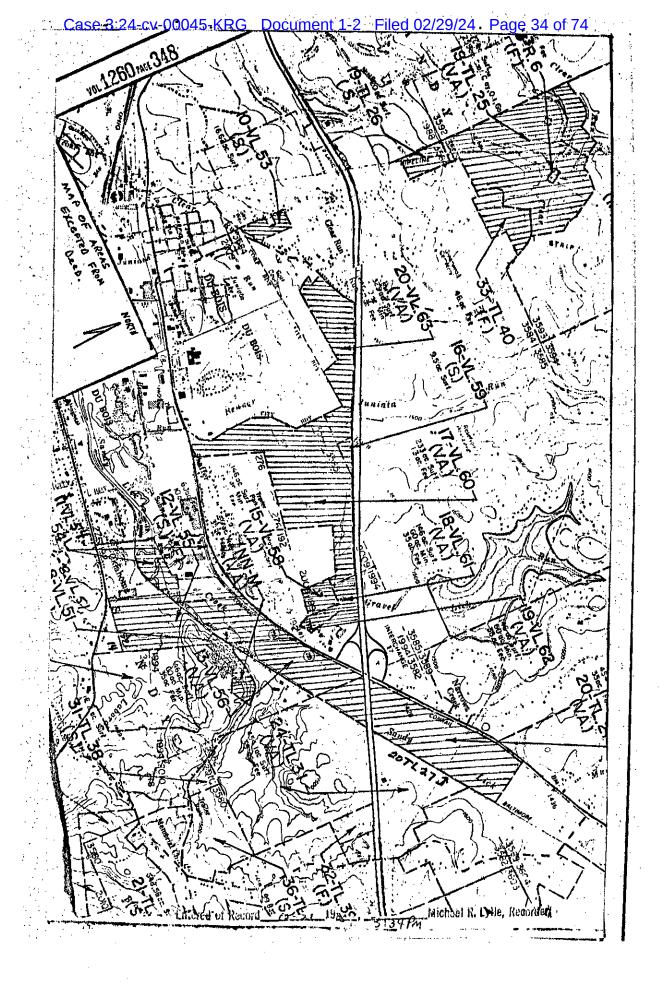
CLEATHER COUNTY BITTEPPED OF RECORD

RECORDED in the theoreters Office

WITNESS and her

My Commission Expires

First Monday in January, 1992



# Clearfield County Property Tax Inquiry

Control Number 128074641	Site Address Clearfield County	Owner Name & Address ROBERTSON, CAROLYN C 4822 WAYNE RD	
Alternate Map Number 1280A0200000034	· ·	DU BOIS, PA, 15801	
<b>Tax Year</b> 2023 (Payable 2024) <b>▼</b>			
Property Class 05 - Agricultural Bidg 10+ acr	Tax Code 1280	Tax Status Taxable	
<b>Map Number</b> A02-000-00034	Legal Description 197.6 A IN FEE		

## Disclaimer

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Use of this site is an acknowledgement of this disclaimer.

AFFIDAVIT No.

MADE the /4th day of September, in the year nineteen hundred and ninety-nine (1999)

BETWEEN OLIVE L. ROBERTSON, Single, by her attorney in fact, ROBERTA G. ROBERTSON under Power of Attorney dated January 16, 1998, and ROBERTA G. ROBERTSON, Single, whose address is RD #1, DuBois, Clearfield County, hereinafter referred to as Grantor;

THIS DEED,

A N D

TIMOTHY B. ROBERTSON, SR., and CAROLYN C. ROBERTSON, husband and wife, of RD #1, Box 531, DuBois, Pennsylvania, as tenants by the entireties, hereinafter referred to as Grantee;

The words "Grantor" and "Grantee" shall mean all Grantors and Grantees listed above.

WITNESSETH, That in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantees.

ALL that certain piece or parcel of land situated in the Township of Sandy, County of Clearfield and State of Pennsylvania and bounded and described as follows, to wit:

# PARCEL NO. 1

Beginning at a point in the north line of the estate of Thomas Wayne and at the southeast corner of E. Dixon's land, and running thence North 6 degrees East along said Dixon's east line fifteen hundred and fifty-two (1552) feet to a post corner;

Thence along same land North 85 degrees 15 minutes West thirteen hundred and fifty-six (1356) feet to a post corner in the Jefferson and Clearfield County line;

Thence by said County line north 4 degrees 30 minutes East nine hundred and two (902) feet to a post;

Thence north 87 degrees East along lands of the Falls Creek Mining Company sixteen hundred and fifty (1650) feet to a post corner;

Thence by the same land and land of A. C. Hopkins North 5 degrees East twenty-nine hundred (2900) feet to a post at corner of land conveyed by A. Bell to J. E. Long;

Thence by said land South 39 degrees East, twenty-three hundred and twenty (2320) feet

to a post corner;

Thence by same land South 51 degrees West, one hundred and ninety-eight (198) feet to a post corner;

Thence by same land South 39 degrees East eighteen hundred and sixty (1860) feet to a post corner in the North line of J. Reisinger's 50 acre tract;

Thence along said tract North 86 degrees 30 minutes west four hundred and thirty (430) feet to a post corner of said J. Reisinger's tract;

Thence by said tract South 33 degrees West twenty seven hundred and eighty (2780) feet to a post in the North line of land of the estate of Thomas Wayne;

Thence along said Wayne land North 85 degrees 30 minutes West thirteen hundred and twenty (1320) feet to the place of beginning. Containing two hundred thirty-nine acres, be the same more or less.

Being a part of Warrant No. 5891 surveyed November 30, 1805.

The above premises are conveyed subject to a right of way granted by Alfred George Lewis, to H. W. Reay on June 13, 1934, over property known as the "Patch" over the Old Road to the Rochester Mine.

BEING the same premises conveyed to Harry E. Robertson by deed of Agnes B. Lewis and Alfred G. Lewis, Jr. and W. Horace Rogers dated June 21, 1946 and recorded in the Clearfield County Deed Book 376 Page 311. The said Harry E. Robertson having died on April 18, 1976. An estate was opened in Clearfield County in #76-169 and through his last will and testament he devised his interest to Roberta G. Robertson and Olive L. Robertson, as joint tenants with right of survivorship. A death certificate evidencing the death of Harry E. Robertson is being recorded contemporaneously with this deed.

### PARCEL NO. 2

Beginning at a hemlock, an original corner, and being the Northeast corner of the land hereby conveyed;

Thence South 1 degree East 104.5 perches to a pine;

Thence South 83 degrees West 110 perches to a post on the line dividing the Counties of Clearfield and Jefferson;

Thence by said County line North 1 degree 8 minutes East 108.7 perches to an ash corner;

Thence North 85 degrees East 105.6 perches to the place of beginning; Containing 71.4 acres, be the same more or less.

EXCEPTING AND RESERVING nevertheless out of the boundaries of the land hereinbefore described, the following lot or piece of land, same being bounded and described as follows:

Beginning at an ash corner on the Northwest corner of the land herein described and on the line dividing the counties of Clearfield and Jefferson;

Thence by the northern line of the said land herein conveyed North 85 degrees East 720 feet to a point, the said point being the Northwest corner of the lot hereby reserved;

Thence from said point North 85 degrees East 200 feet to a point;

Thence South 5 degrees East 150 feet to a point;

Thence South 85 degrees West 200 feet to a point;

Thence North 5 degrees West 150 feet to the place of beginning.

Containing 30,000 square feet, more or less.

ALSO EXCEPTING AND RESERVING unto The Bell Telephone Company a right of way or easement upon, across, over and/or under the land to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, and other fixtures and appurtenances as may be required; together with the right of ingress, egress and regress at all times and such other rights as were granted unto The Bell Telephone Company by agreement of Frederick C. Harriman and wife dated March 7, 1939, and recorded in Miscellaneous Book 52 page 392.

BEING the same premises conveyed to Harry E. Robertson and Tom A. Robertson by deed of Frederick C. Harriman, widower, dated April 2, 1947 and recorded in the Clearfield County Deed Book 382, Page 539. The said Tom A. Robertson having died on November 4, 1968, his one-half interest became vested in Harry E. Robertson. The said Harry E. Robertson having died on April 18, 1976. An estate was opened in Clearfield County in #76-169 and through his last will and testament he devised his interest to Roberts G. Robertson and Olive L. Robertson, as joint tenants with right of survivorship. A death certificate evidencing the death of Harry E. Robertson is being recorded contemporaneously with this deed.

### PARCEL NO. 3

Bounded on the North by lands now or formerly of Falls Creek Borough and the Baum-Mason Tract; on the East by lands now or formerly constituting Tract 2009; on the South by lands now or formerly of W. A. Bell and the DuBois Land and Improvement Company; and on the West by lands now or formerly of the R. F. and C. Railroad Company. Being known as Tract No. 13 in and within Sandy Township.

EXCEPTING AND RESERVING therefrom, nevertheless, all of those certain pieces or parcels of land heretofore conveyed by the said former Grantors out of or from said above described parcel of land, and also,

EXCEPTING AND RESERVING therefrom, nevertheless, unto the said former Grantors, their heirs and assigns, all of the gas, oil, coal and other mineral and/or mining rights, in, under or upon said described piece or parcel of land as may have been reserved unto the said former Grantors in deed of conveyance prior to the Clearfield County Treasurer's tax sale to said former

Grantee on November 2<sup>nd</sup>, 1949.

ALSO EXCEPTING AND RESERVING unto The Bell Telephone Company a right of way or easement upon, across, over and/or under the land to construct, reconstruct, operate and maintain lines of telephone and telegraph, consisting of such poles, wires, and other fixtures and appurtenances as may be required; together with the right of ingress, egress and regress at all times and such other rights as were granted unto The Bell Telephone Company by agreement recorded in Book 461 page 26.

BEING the same premises conveyed to Harry E. Robertson by deed of Donald S. Hopkins and Margaretta B. Hopkins, his wife, and Florence B. Hopkins, Trustee of the Estate of William P. Hopkins, deceased, and the Fidelity Trust Company, Trustee of the Estate of Clara A. McKee, deceased, dated December 20, 1956 and recorded in the Clearfield County Deed Book 461 Page 26. The said Harry E. Robertson died on April 18, 1976. An estate was opened in Clearfield County in #76-169 and through his last will and testament he devised his interest to Roberts G. Robertson and Olive L. Robertson, as joint tenants with right of survivorship. A death certificate evidencing the death of Harry E. Robertson is being recorded contemporaneously with this deed.

SUBJECT TO all exceptions, reservations, conditions, restrictions, easements and rights-of-way as fully as the same are contained in all prior deeds, instruments or writings or in any other manner touching or affecting the premises hereby conveyed.

THE GRANTORS HEREIN STATE THAT THE HEREINABOVE DESCRIBED PROPERTY IS NOT PRESENTLY BEING USED FOR THE DISPOSAL OF HAZARDOUS WASTE NOR TO THE BEST OF HIS/HER/THEIR KNOWLEDGE, INFORMATION AND BELIEF HAS IT EVER BEEN USED FOR THE DISPOSAL OF HAZARDOUS WASTE. THIS STATEMENT IS MADE IN COMPLIANCE WITH THE SOLID WASTE MANAGEMENT ACT, NO. 1980-97, SECTION 405.

Transfer Tax: One-half of this is a conveyance from mother to son and therefore is not subject to transfer tax under the Pennsylvania Realty Transfer Tax Act.

PROMISES. And the said Grantor herein will SPECIALLY WARRANT AND FOREVER DEFEND the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal, the day and year first above-written.

Roberts Molecular (Seal)

OLIVE L. ROBERTSON by her attorney in fact, Roberta G. Robertson

\*\*Roberts J. Robertson\*\*

\*\*Roberts J. Robertson\*\*

\*\*Roberts G. Roberts G. Robertson\*\*

\*\*Roberts G. Roberts G. Robertson\*\*

\*\*Roberts G. Roberts G. Robert

On this, the Add day of September, 1999, before me, the undersigned officer, personally appeared OLIVE L. ROBERTSON, by her attorney in fact, ROBERTA G. ROBERTSON, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires: 4/22/2000

County of Clearfield

Notarial Seal Laura L. Emerick, Notary Public DuBols, Clearfield County Commission Expires April 22, 2000

Commonwealth of Pennsylvania	)
	:SS
County of Clearfield	)

On this, the /4/1 day of September, 1999, before me, the undersigned officer, personally appeared ROBERTA G. ROBERTSON, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires: 4/23/2000

Notarial Seal Laura L. Emerick, Notary Public ItuBois, Clearfield County My Commission Expires April 22, 2000

# **NOTICE**

In accordance with the provisions of "The Bituminous Mine Subsidence and Land Conservation Act of 1966", I/we, the undersigned grantee/grantees, hereby certify that I/we know and understand that I/we may not be obtaining the right of protection against subsidence resulting from coal mining operations and that the purchased property may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. I/we further certify that this certification is in a color contrasting with that in the deed proper and is printed in twelve point type preceded by the word "notice" printed in twenty-four point type.

Witness:

Timothy B. Robertson, Sr.

Carolyn C. Robertson

This 14th day of Lept . , 1999

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE OF THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This Notice is set forth pursuant to Act No. 255, approved September 10, 1965, as amended.)

#### CERTIFICATE OF RESIDENCE

I/we hereby certify, that the precise residence for the Grantee herein is as follows:

RD#1, Box 531 DuBois, PA 15801

Attorney of Agent for Grantee

## Case 3:24-cv-00045-KRG Document 1-2 Filed 02/29/24 Page 43 of 74

WARNING: It is illegal to duplicate this copy by photostat or photograph.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HEALTH

VITAL STATISTICS

Nº 437839

(Fee for this Certificate, \$2.00)

# LOCAL REGISTRAR'S CERTIFICATION OF DEATH

		Registere	i No
Full Name	Edwin	Roberta	one)
of Deceased	Widd)e	Last	
Usual Address  Ref.	Du Bois	Course	Genna .
Number Street  Place of Death  City Barmagh or Township		Clearfield	Pennsylvania
Date of Death April 18, 1976	Social Security No. 204	<i>0 - 30 - 70/6</i> P	lace Man
Marital Status Plever Married	Sex Male Date	of Birth August 1	9,1908
Occupation Jeacher			
If Veteran, which War . D. D. 2		Veteran's Serial No.	3-163-478
MEDICAL CERTIFICATE			Interval Between
Part I. Death was caused by:	101		Onset and Death
Immediate Cause (a)	Shock 14	14 P 14 4	
Due To (b) Sungrue	re of Amoutation,	Shump, Rugert A	g .
Due To (c)			
Part II. OTHER SIGNIFICANT CO			
Accident, Suicide or Homicide	How did in	jury occur	
Name and Title of Person Who Certified Cause of Death (M.D., D.C Address	)., Coroner)	D. A. Murray	M.D.
This is to certify that the information with me as Local Registrar. The origina for permanent filing.	here given is correctly copied certificate will be forwarded	d from an original certifito to State Vital Statistics, I	icate of death duly filed Harrisburg, Pennsylvania
MATTERN OF HELL	Local Regi	Strar of Vigal Statistics	<i>33-305</i> District No.
	915 Star Street Add	res St. Reynolds	ough, Township 15851
THO PORT		Date Received by Local Regist	19 76
Date of Jesus of This Certification 19	. 7.4		

9/25/23, 4:11 PM

Jefferson County, Pennsylvania Assessment - Real Estate

Log Off

© 2018 INFOCON CORPORATION, All Rights Reserved

9/25/2023 - 4:11 PM

**Functions** ENTER EXIT TAX HISTORY IMAGES SALES HISTORY BACK

Assessment - Real Estate - Inquiry **FALLS CREEK BOROUGH** Control Number: 010 003763 **DUBOIS AREA SCHOOL DISTRIC** 10-006-1101 Map Number: Old Reference:

66 556 Instrument Number: MOUNTAIN LAUREL RAILROAD Grantor: 0 PITTSBURG & SHAWMUT RAILROAD Land Use Code: R Grantee 1: Consideration: Grantee 2: 06/20/1996 Sale Date: Address: 200 MERIDIAN CENTRE Deed Book/Page: 0066 0556 SUITE 300 TAXABLE **ROCHESTER NY 14618** Taxable/Exempt: Clean&Green? Acreage: .880 Situs Desc: Property Desc:

Current **Last Billing ASSESSMENT** 0 0 Preferred Land: 400 400 Land: 0 0 Improvement: 0 0 Mineral: 400 400 Total:

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# Deed

THIS DEED, made this 26th day of April, 1996, by and between,

MOUNTAIN LAUREL RAILROAD COMPANY, a Pennsylvania corporation, having an office at One Glade Park East, RD 8, Box 45, Kittanning, Pennsylvania 16201 ("Grantor"),

A N I

PITTSBURG & SHAWMUT RAILROAD, INC., a Delaware corporation, having an office at 201 N. Penn Street, Punxsutancy PA 15767 ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, lawful money of the United States of America, paid to it by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby sells, conveys, transfers, remises, releases and quitclaims to Grantee, its successors and assigns, all right, title and interest of Grantor of, in and to the following described real property:

ALL THAT CERTAIN property of Grantor, together with the track bed, improvements and fixtures thereon, situate in Cameron, Clarion, Clearfield, Elk and Jefferson Counties, Pennsylvania; more particularly identified and described in Exhibit A attached hereto and generally indicated in Exhibit B hereof, hereinafter referred to as the "Real Property." Attached hereto as Exhibit C is a listing of properties that are included as part of the Real Property described on Exhibit A and which have been assigned county tax map numbers and presently are subject to county and local real estate taxes.

IN ADDITION to the Real Property. Grantor hereby sells, conveys, transfers, remises, releases and quitclaims to Grantee, its successors and assigns, all right, title and interest of Grantor in and to all property contiguous to the Real Property conveyed hereby which has been possessed by Grantor in a manner which is actual, exclusive, visible, notorious, distinct and hostile for a continuous period of time.

UNDER and SUBJECT, however, to (1) whatever rights the public may have to the use of any roads, alleys, bridges or streets crossing the Real Property, (2) any streams, rivers, creeks and water ways passing under, across or through the Real Property, (3) any and all existing tenancies, encumbrances, easements, rights, trackage rights, licenses, permits, privileges, agreements, sidetrack agreements, third party claims, covenants, conditions, restrictions, rights of re-entry, possibilities of reverter, existing laws and ordinances, and orders of regulatory agencies, and (4) any pipes, wires, poles, cables, culverts, drainage courses or systems, or other facilities on or crossing the Real Property together with the rights of any person entitled thereto to maintain, repair, renew, replace, use or remove same.

THIS INSTRUMENT is executed and delivered by Grantor, and is accepted by Grantee, subject to the covenants of Grantor and Grantee set forth below, which shall be deemed part of the consideration of this conveyance and which shall run with the land and be binding upon Grantee, its successors and assigns. Grantee, to the extent it lawfully may do so, hereby knowingly, willingly, and voluntarily waives the benefit of any rule, law, custom, or statute of the Commonwealth of Pennsylvania now or hereafter in force with respect to the covenants set forth below.

accept all existing and prospective responsibility for removal and/or restoration costs for any and all railroad bridges and grade crossings and their appurtenances that may be located on the Real Property conveyed to Grantee; and Grantee further covenants and agrees that it will also assume any obligation and/or responsibility as may have been or may hereafter be imposed on Grantor by the Pennsylvania Public Utility Commission or any other governmental agency having jurisdiction for any and all bridge structures and grade crossings and their appurtenances, including but not limited to the removal, repairing or restoration of same in accordance with the requirements of said Commission or other governmental agency; and Grantee further agrees to indemnify, defend and hold Grantor harmless against all costs, penaltics, expenses, obligations, responsibility and requirements associated with said bridge structures and grade crossings and their appurtenances.

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TOGETHER with all and singular the track bed, improvements, tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor, both at law and in equity, in and to the same and every part thereof, UNDER, SUBJECT and provided as aforesaid.

BEING a portion of the property conveyed to Grantor by Consolidated Rail Corporation by its Deed dated December 30, 1991, Case No. 70185, recorded in the Office of the Recorder of Deeds for the following Counties: Deed Book Volume 89, page 301, in the Office of the Recorder of Deeds for Cameron County; Deed Book Volume 387, page 1045, in the Office of the Recorder of Deeds for Clarion County; Deed Book Volume 1436, page 563, in the Office of the Recorder of Deeds for Clearfield County; Deed Book Volume 274, page 543, in the Office of the Recorder of Deeds for Elk County; and Deed Book Volume 551, page 850, in the Office of the Recorder of Deeds for Jefferson County, all of such Counties being located in the Commonwealth of Pennsylvania.

TO HAVE AND TO HOLD all and singular the Real Property, together with the improvements and appurtenances thereunto belonging, unto Grantee, its successors and assigns, forever, UNDER, SUBJECT and provided as aforesaid.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL HAVE, THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This Notice is set forth in the manner provided in SCI of the Act of July 17, 1957, P.L. 984, as amended, and is not barended as soulce of unrecorded instruments, if any.]

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PAGE O C C Q This Deed is made under and by virtue of a Resolution of the Board of Directors of Grantor duly passed at a regular meeting thereof, held on the 2nd day of April, A.D. 1996, a full quorum being present, authorizing and directing the same to be done.

(Corporate Seal)

In Witness Whereof, The Grantor has caused its common and corporate seal to be affixed to these presents by the hand of its Executive Vice President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

Attest:

MOUNTAIN LAUREL RAILROAD COMPANY

free M. Hontgomery

Kevin D. Bowser, Executive Vice President

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DEED - RIT STATE
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DEED STAT

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NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966, AS AMENDED 1980, OCT. 10, P.L. 874, NO. 156 §1.

Attest:

Pittsburg & Shawmut Railroad, Inc., Grantee

Timothy RAtist

By: West T. Infort

[Name and Title]

#### CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of Grantee is 201 N. Penn Street, Punxsutancy, PA 15767.

For Grantee

THIS DEED PREPARED BY:

Donald T. Dulac, Jr., Esq. McClure and Watkins, P.C. Suite 400 322 Boulevard of the Allies Pittsburgh, PA 15222 412-288-0440

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#### Ciarion County, Pennsylvania Mountain Laurel Railroad Company

All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as Mountain Laurel Railroad Main Line, being further described as follows:

Beginning at Railroad Station 5488+48, at Railroad Mile Post 6.0, for the Main Line, also being Grantor's west boundary line at Lawsonham in the Township of Madison as indicated on Page 1 of 10 of Exhibit "B" attached hereto; thence extending in a general easterly/northeasterly direction passing through the Township of Porter, the Town of New Bethlehem and the Township of Red Bank to Railroad Station 4333+24, at Railroad Mile Post 27.8, being the County Line, the County of Clarion on the west and the County of Jefferson on the east, as indicated on Page 2 of 10 of Exhibit "B" attached hereto.

All as generally shown on Grantor's Valuation Maps  $\underline{V24.0/104}$  through  $\underline{V24.0/83}$ , inclusive, incorporated herein by reference, copies of which are available in the office of Grantee.

Together with a spur branching off of the Mountain Laurel Railroad Main Line at Railroad Station 4780+67, at Railroad Mile Post 19.46, and extending in a southerly direction a distance of 790 feet, as shown on Grantor's Valuation Map <u>V24.0/91</u>, a copy of which is available in the offices of the Grantee.

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EXHIBIT A Page 1 of 8

Iefferson County, Pennsylvania Mountain Laurel Railroad Company

All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as the Mountain Laurel Railroad Main Line, being further described as follows:

Extending from the County Line, the County of Clarion on the west and the County of Jefferson on the east, at Railroad Station 4333+24, at Railroad Mile Post 27.8, for the Main Line, as indicated on Page 2 of 10 of Exhibit "B" attached hereto, in a general easterly direction passing through the Townships of Beaver, Clover and Rose, the Borough of Brookville, the Townships of Pine Creek, Knox, Winslow, the Town of Reynoldsville, re-entering the Township of Winslow and the Township of Washington to Railroad Station 2517+31, at Railroad Mile Post 62.2, being the County Line, the County of Jefferson on the west and the County of Clearfield on the east, as indicated on Page 3 of 10 of Exhibit "B" attached hereto.

All as generally shown on Grantor's Valuation Maps <u>V24.0/83</u> through <u>Y24.0/48</u>, inclusive, incorporated herein by reference, copies of which are available at the offices of the Grantee.

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EXHIBIT A Page 2 of 8

Clearfield County, Pennsylvania
Mountain Laurel Railroad Company

All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as the Mountain Laurel Railroad Main Line, being further described as follows:

Extending from the County Line, the County of Jefferson on the west and the County of Clearfield on the east, at Railroad Station 2517+31, at Railroad Mile Post 62.2. for the Main Line, as indicated on Page 3 of 10 of Exhibit "A" attached hereto, in a general northeasterly direction passing through the Township of Sandy, the Borough of DuBois, re-entering the Township of Sandy and the Township of Huston to Railroad Station 1454+68, at Railroad Mile Post 82.4, being the County Line, the County of Clearfield on the south and the County of Elk on the north, as indicated on Page 4 of 10 of Exhibit "A" attached hereto.

All as generally shown on Grantor's Valuation Maps <u>V24.0/48</u> through <u>V24.0/28</u>, inclusive, incorporated herein by reference copies of which are available at the offices of the Grantee.

Together with the Penfield Branch beginning on the Mountain Laurel Railroad Main Line at Railroad Station 1692+65 (also designated as Penfield Branch Railroad Station 0+00), at Railroad Mile Post 77.94, in the Township of Huston. The Penfield Branch extends in an easterly direction to Penfield Branch Railroad Station 28+17.756, at Penfield Branch Mile Post 0.53. The Penfield Branch then divides into two portions, the North Portion of the Penfield Branch, as shown on Grantor's Valuation Map V-24.04/1. extending from Penfield Branch Railroad Station 28+17.756, at Penfield Branch Mile Post 0.53, to Penfield Branch (North Portion) Railroad Station 55+46.454, at Penfield Branch (North Portion) Mile Post 1.05. The North Portion of the Penfield Branch was conveyed to Grantor by Deed dated August 8, 1994, from Osceola Fire Brick Company recorded in Deed Book Volume 1628, page 427 in the Office of the Recorder of Deeds for Clearfield County, Pennsylvania. The southern portion of the Penfield Branch, as shown on Grantor's Valuation Map V-24.04/1, extends from Penfield Branch Railroad Station 28+17.756, at Penfield Branch Mile Post 0.53, to Penfield Branch (South Portion) Railroad Station 60+00, at Penfield Branch (South Portion) Mile Post 1.14. The South Portion of the Penfield Branch was conveyed or granted by Deed dated May 25, 1908, from Penfield Coal Company to Allegheny Valley Railway Company, recorded in Deed Book Volume 170, page 250 in the Office of the Recorder of Deeds for Clearfield

> EXHIBIT A Page 3 of 8

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County; by Easement dated October 29, 1960, from Lady Jane Collieries Ltd. to the Pennsylvania Railroad Company and by Easement dated May 11, 1962, from New Shawmut Mining Company to the Pennsylvania Railroad Company. The Penfield Branch being located in the Township of Huston, Clearfield County, as indicated on Page 5 of 10 of Exhibit "B" attached hereto.

All as generally shown on Grantor's Valuation Map <u>Y-24.04/1</u> incorporated herein by reference, copies which are available in the office of Grantee.

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PAGE

EXHIBIT A
Page 4 of 8

## MOUNTAIN LAUREL RAILROAD COMPANY

#### REAL PROPERTY

Elk County, Pennsylvania Mountain Laurel Railroad Company

All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as the Mountain Laurel Railroad Main Line, being further described as follows:

Extending from the County Line, the County of Clearfield on the south and the County of Elk on the north, at Railroad Station 1454+68, at Railroad Mile Post 82.4, for the Main Line, as indicated on Page 4 of 10 of Exhibit "B" attached hereto, in a general northeasterly direction passing through the Townships of Jay and Bennezette to Railroad Station 453+05, at Railroad Mile Post 101.3, being the County Line, the County of Elk on the west and the County of Cameron on the east, as indicated on Page 6 of 10 of Exhibit "B" attached hereto.

All as generally shown on Grantor's Valuation Maps <u>V24.0/28</u> through <u>V24.0/9</u>, inclusive, incorporated herein by reference, copies of which are available at the offices of the Grantee.

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PAGE

EXHIBIT A Page 5 of 8

Cameron County, Pennsylvania
Mountain Laurel Railroad Company

All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as the Mountain Laurel Railroad Main Line, being further described as follows:

Extending from the County Line, the County of Elk on the west and the County of Cameron on the east at Railroad Station 453+05, at Railroad Mile Post 101.3, for the Main Line, as indicated on Page 6 of 10 of Exhibit "B" attached hereto, in a general northeasterly direction to Railroad Station 0+74 at Railroad Mile Post 110.0, at Driftwood, in the Township of Gibson, the END of the Main Line, as indicated on Page 7 of 10 of Exhibit "B" attached hereto.

All as generally shown on Grantor's Valuation Maps  $\underline{V24.0/9}$  through  $\underline{V24.0/1}$ , inclusive, incorporated herein by reference, copies of which are available at the offices of the Grantee.

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EXHIBIT A Page 6 of 8

Clarion County, Pennsylvania
Mountain Laurel Railroad Company - Clarion Running Track

All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as the Mountain Laurel Railroad - Clarion Running Track, being further described as follows:

Beginning at Railroad Station 1973+60, at Railroad Mile Post 23.7 for the Clarion Running Track (also formerly designated as Railroad Mile Post 104.3 in the Deed dated December 30, 1991, Case No. 7018T, from the Consolidated Rail Corporation to Mountain Laurel Railroad Company [the "Conrail Deed"] recorded in Deed Book Volume 387, page 1045 in the Office of the Recorder of Deeds for Clarion County), in the Township of Piney, as indicated on Page 8 of 10 of Exhibit "B" attached hereto; thence in a general southeasterly direction passing through the Townships of Piney, Monroe and Limestone to Clarion Running Track Railroad Station 2804+40, at Clarion Running Track Railroad Mile Post 120.0 in the aforesaid Conrail Deed), being the County Line, the County of Clarion on the west and the County of Jefferson on the east, as indicated on Page 9 of 10 of Exhibit "B" attached hereto.

All as generally shown on Grantor's Valuation Maps <u>V-228A/18</u> through <u>Y-228A/26</u>, inclusive, incorporated herein by reference, copies of which are available at the offices of the Grantee.

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EXHIBIT A
Page 7 of 8

## MOUNTAIN LAUREL RAILROAD COMPANY

#### REAL PROPERTY

Iefferson County. Pennsylvania
Mountain Laurel Railroad Company - Clarion Running Track

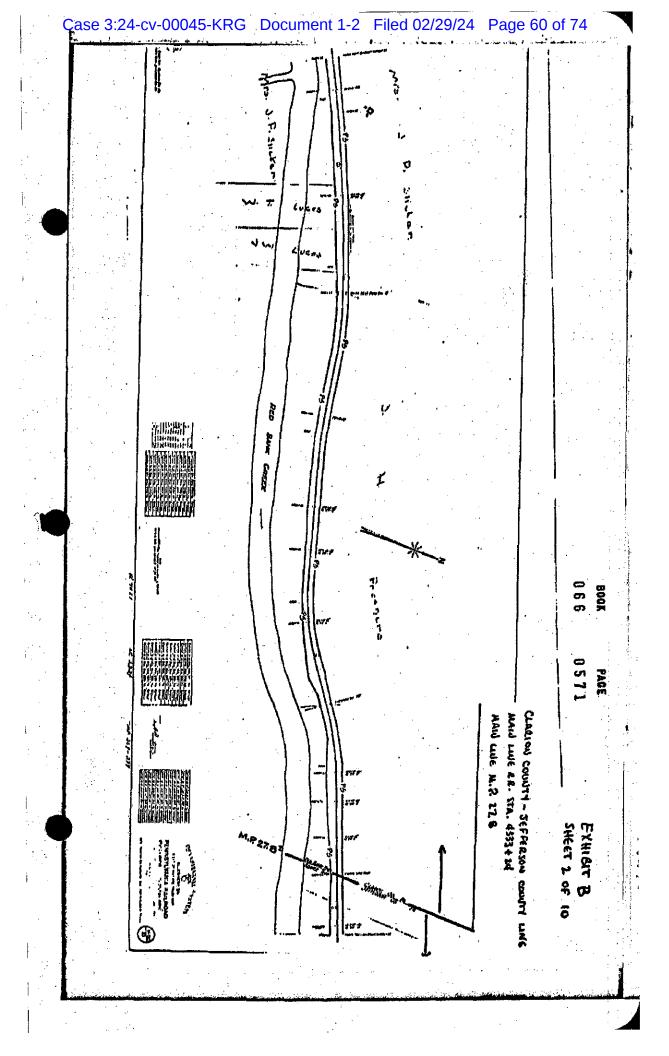
All that certain property of the Mountain Laurel Railroad Company (Grantor), being a portion of the line of railroad known as the Mountain Laurel Railroad - Clarion Running Track, being further described as follows:

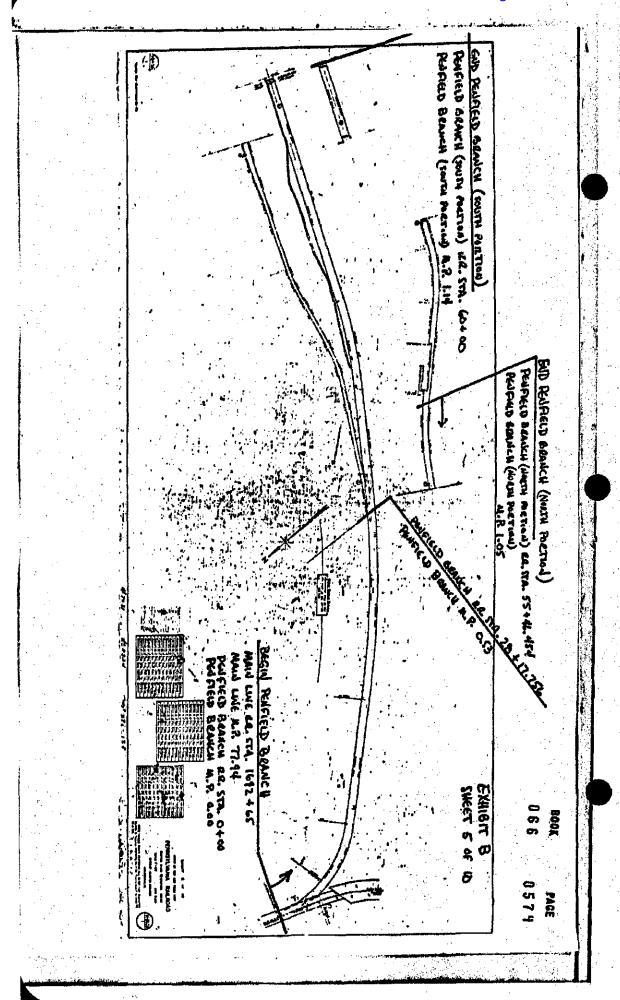
Extending from the County Line, the County of Clarion on the west and the County of Jefferson on the east at Clarion Running Track Railroad Station 2804+40, at Clarion Running Track Railroad Mile Post 8.0 (also formerly described as Railroad Mile Post 120.0 in the Deed dated December 30, 1991, Case No. 7018T, from the Consolidated Rail Corporation to Mountain Laurel Railroad Company [the "Conrail Deed"] recorded in Deed Book Volume 551, page 850 in the Office of the Recorder of Deeds for Jefferson County) as indicated on Page 9 of 10 of Exhibit "B" attached hereto; in a general easterly direction passing through the Townships of Clover and Rose to Clarion Running Track Railroad Station 3223+86, at Clarion Running Track Railroad Mile Post 0.00 (also formerly described as Railroad Mile Post 128.0 in the Conrail Deed) in the Township of Rose, the END of the Mountain Laurel Railroad - Clarion Running Track, as indicated on Page 10 of 10 of Exhibit "B" attached hereto.

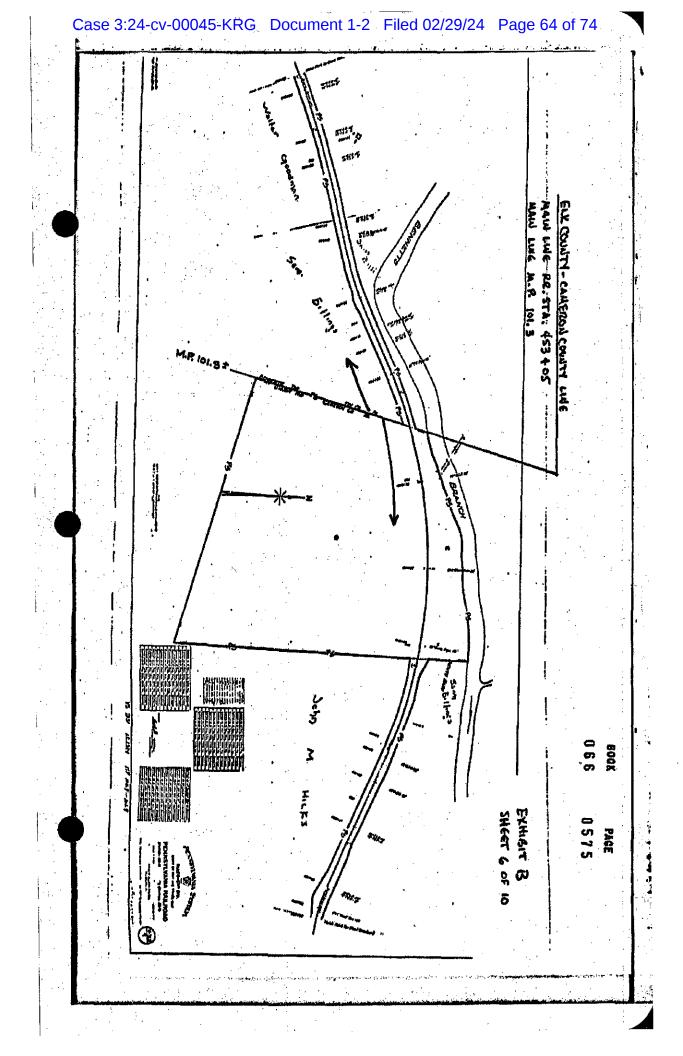
All as generally shown on Grantor's Valuation Maps <u>V-228A/26</u> through <u>V-228A/30</u>, inclusive, incorporated herein by reference, copies of which are available at the offices of the Grantee.

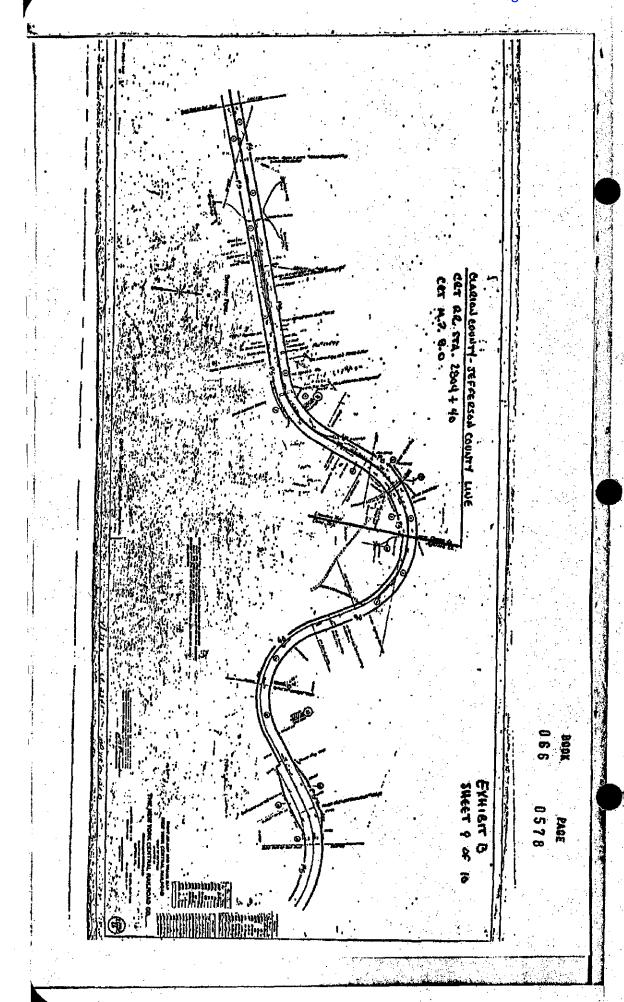
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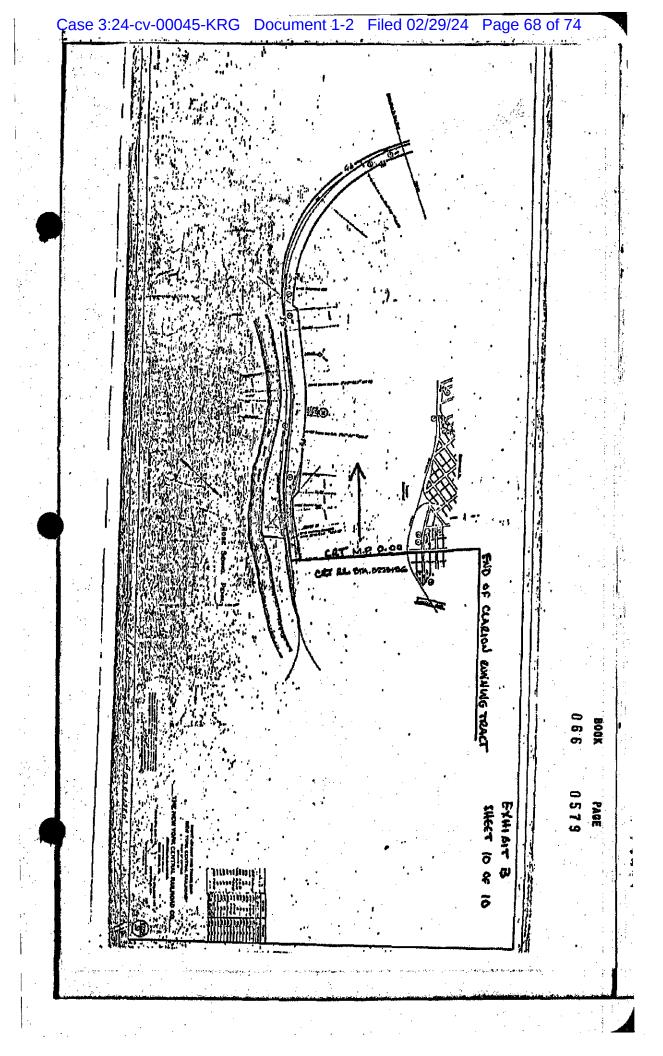
EXHIBIT A Page 8 of 8











	<del></del>	Control	Tex Map	Yex	Valuation Map	
Location	Description	Number	Number	Collector	Map#	Milepost
ameron County lbson Typ. Dents Bun	50 Acres	File # 119	3-26-0-076	Elizabeth C. Waamer	V24.0/9 - 2	101.50
ik County eneralis Twp. Grant Station	412.5 x 214.5	01-000758	01-22-011-2784	Leona E. Oyler	V24.0/12 - 8	93.46
learlield County	8.00 Acres	119.5-24706	119.0-E04-000-00015	Dolly Pirraglia	V24.0/39 - 1	71.00
efferson County /ashington Twp. Falls Creek	0.880 Acres	None	10-008-1101	Mary Ette Gaylord	V24.0/48 \$	62.22
Inslow Twp. Reynoldsville Reynoldsville Reynoldsville Reynoldsville Reynoldsville	1.2 Acres 141×150 180×240 0.6 Acres Station	None None None None None	29-003-0401 29-001-0508 29-003-0306 29-003-0408 29-003-0001	₩isiam R. Stover * *	V24.0/55 - 8 V24.0/54 V24.0/64 V24.0/64 V24.0/54	55.50 56.00 56.00 56.00 56.00
nox Twp. Pine Creek	.0.700 Ácres	None	16-365-0167	Twile Gillord	V24.0/61 - \$	49.38
ose Twp. Brockville	1.000 Acres	None	Q6-017-0120	Vicide L. Storey	V24.0 / 70 - 5	40.95
lover Twp. Summerville Summerville	83×242 75×107	None None	34-003-0514 34-003-0500	Laulee Wanderling	V24.0 / 76 - 11 V24.0 / 78 - 10	84.64 \$4.04
larion County ad Bank Twp.	0.250 Acres	25-004830	25-01.0-144-090	G. Willem Trultt	V24.0 / 85	21.72
orter Twp.	0.530 Acres 0.250 Acres	24004880 24004890	24-02.0-095-000 24-01.0-027-000	Branda Young	V24.0 / 84 V24.0 / 95	17.00 18.00
adison Twp.	0.880 Acres	17-005450	17-01,1-047-000	Gladys G. Mortimer	V24.0 / 104	6.00
mastone Twp. CRT CRT	4.500 Acres 9.000 Acres	16-004930 16-004940	18-03.0-153-000 16-01.0-211-000	Daphne Himes	V.228A / 26 V.228A / 26	10.00

فالمقولات والمانية

EXHIBIT C

### ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA ) SS:
COUNTY OF ALLEGHENY )

On this 26th day of April, 1996, before me, the undersigned officer, personally appeared Kevin D. Bowser, who acknowledged himself to be Executive Vice President of Mountain Laurel Railroad Company, a corporation existing under the laws of the Commonwealth of Pennsylvania, and that he as Executive Vice President, executed the foregoing Deed and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary

Instrument No. 3496

Instrument No. 3 July 1996
Recorded Quie 30, 1996
Time 9 21 A.M.
Thing 19 21 A.M.

Notarial Sept Joan H. Martin, (Totaly Public Pittsburgh, Alleghony County My Commission Expens July 17, 1999

Me: now, Pennsylvania Amoquation of Noturios

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TB 55/159. Dud Maggie MY D. Whitehill Thin and enteremade the twenty fourth day of December in the your One though & who hand ned will Eight Eight Between Manacie M. Whitehil Davil & Whitehill hir husband of the Brook willow latetaa Parmogleanier of the first pink and the compans the second hart. Witnesse the that the said hatties of the first for fity Sollers lawful money of the mutil so tetes to their in herrespaidly ort, do the time of the Execution hereof the receipt or hereof is hereby ask named aged honogen and by this spread to do an receives and assign All that cirtuisfice & parcelellands and state of Pannighrama Don devand deveribed as follows two the court him of the right of way of the Reynuldarille and Dallacrech Quilroad Courts led and along the coult and estituded right of any fifty mine fell and added to be the the area on some and distances there Lich brech thences said dans raid Demily Lich Bruch intersect the said week barnery line of said Francant Too! 3 their sports time close our short bannesing him of (warnant 100 13 devents familiare to the place to Come more awters. Dein all the land belonging to the latter although the finished their Right acres more wilers . Ring all the land belonging by the pright of say of the oune and road Company afor resaid on the Houlh the Sun int the 13 in the East it being book of the same piece on pancel of lum makish aus ce no this by deed dated June 15 18. 67 ni hick is rece ties of with ant lin Robert Osbo of in Seed Back 19 page 411: Sogether put alland right we the build lege thereditament and apportenemen whatvever there tabela ders pentiziones and profit thereof and all the Cetater right title interes to claim and demand what we wer of them the said fartie of the finishart Either in law and Ind to the forme To have oud to hald the sand measury enclinement and at or prices litument hereby onem ted hannomed and told on mentioned on intended so to be but to the app unto the reid amblitantle and Fallserick Ruleval Compan and for the only perfer use and beharf of the said Reynolleville and da Casigus forener, Challheraid Maygre M. Whitehill and David C. Whiteh Atheir heir and assigns do herely euvenant an lle and Vallacreck. Quilwad Comping its deneces on and arigus that they tres of the further to their shein and arrism all and any man the said kerely a tenumee sonto the sail Paynoldeville and Falleruck Rollro ro and assign against them the said parties of the furthers, their him and against all a every ather ferous pospersons whom were lawfully claiming out claim the pa Shalland will warranhand forener defer Dan wither whereof the vaid fanties of hunter there prevent tel their bland authorals duteel the de Mayone W. Whitehill See subscaled and delivendin the presence of 16 Brasus dill 6 Whitehill Quel rewed the day of the date of the foreyoing written dudenture of the above pa I allo Orleh Quilroad Canh ing the sum of Mochimedred Carel Eight De So mentioned in full Mayoris M. Whitehell tite at Pennaghamie So On the 38" day of Queember AD 1888 hefens me. numed David & Whitehill and Haggie Mhis arte and in die form of live achne the shound indication twhe their act and decland device the recurring to be recorded as whe the part Maggire Wheir of full age and by me Examined separate and after

when said know band and the centents of the fewe going Dudenture being finst made fully humanto her declared that she did ratentavily and ather aun free will and dece and as her act and deed deliner the sayne untitude colorium as computing of her said to Witness (in frenche Chatania Deal the day and year of everand 16 18 Brusins 18 16 16 Brusins Onblis (1889 Ordan Onblis (1884) (1889) Galany Oublie Receivler Dud William Modellespie De J Reese Attunes horth 85 30 6 y A & 1883 recorded in Deed Quan 43 page 466 Doyether on hart and have thereof. and also allhe Extatering the semi harts of the recurd from his heir hereunto set his hand and seal duted the den W M Stillespie (SS) Essence the despositive date of the aroun.

letern mentioned in fact . Waters W W Bressman.

State of Pressaylounce & De On the dancet, Eighth day of Jaining and Comm 1807.

Mustbal Jafferson Singulfer and count formally offered the dance on the Middle framewoughthe recorded search Whitespay

WW Drinsseron J. C. IN M Billespie pr. Ho Billespie